



**CITY OF SUNNYVALE
REPORT
Planning Commission**

January 26, 2004

SUBJECT: **2003-0753 - Nextel Communications** [Applicant] **Crown Castle International** [Owner]: Application for a project located at **375 North Pastoria Avenue** in an M-S (Industrial & Service) Zoning District. (APN: 165-30-019):

Motion Use Permit to allow a sixth co-location of twelve panel antennae on the middle of an existing pole.

REPORT IN BRIEF

Existing Site Conditions Existing telecommunications monopole at an Industrial site (Elks Lodge)

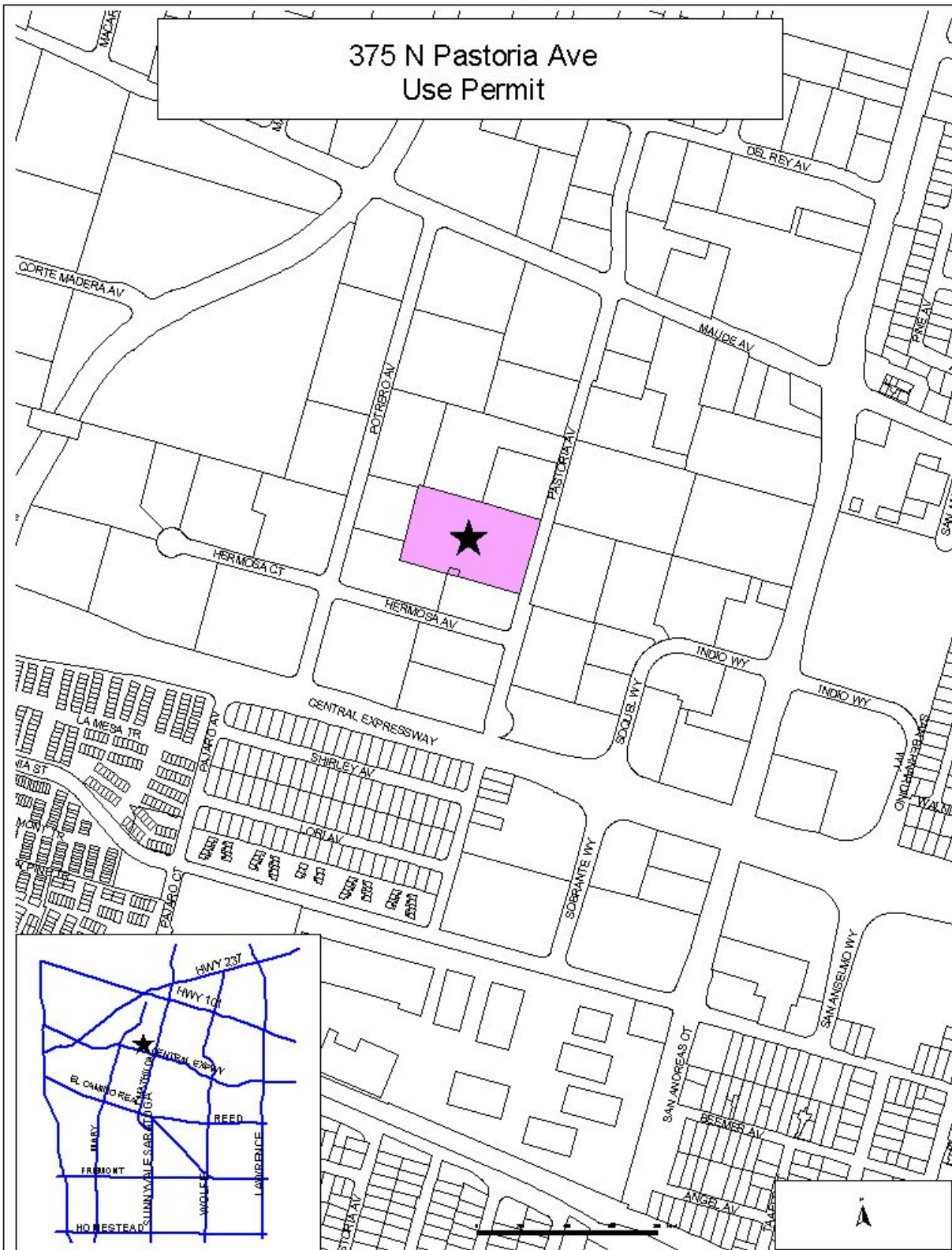
Surrounding Land Uses

North	Industrial
South	Industrial
East	Industrial
West	Industrial

Issues Visual Aesthetics

Environmental Status A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines.

Staff Recommendation Approve with conditions



PROJECT DATA TABLE

	<u>EXISTING</u>	<u>PROPOSED</u>	<u>REQUIRED/ PERMITTED</u>
General Plan	Industrial	Same	Same
Zoning District	Industrial and Service	Same	Same
Lot Size (s.f.)	127,306 s.f.	Same	22,500 s.f. min.
Height of Monopole (s.f.)	100 ft.	Same	By Use Permit

ANALYSIS**Background**

Previous Actions on the Site: The following table summarizes previous planning applications related to the subject site. Most recently, the Planning Commission approved a Use Permit (project 2003-0493) for AT&T Wireless to co-locate six panel antennae on the existing monopole and to increase the height of the monopole from 90 ft. to 100 ft. The approval of the Use Permit was subject to a condition to camouflage the monopole. AT&T Wireless subsequently filed an appeal to City Council to remove that condition. City Council granted the appeal on December 16, 2003.

Staff considered this most recent decision in the conditions for this project, and therefore, no recommendation to camouflage the monopole has been put forth. However, staff is recommending Condition of Approval #3, which requires that the new panel antennae be painted to match the color of the existing monopole for visual consistency.

File Number	Brief Description	Hearing/Decision	Date
2003-0493	Appeal of a decision by the Planning Commission approving a Use Permit to allow co-location of six panel antennae subject to a condition to camouflage the monopole and antennae	City Council/ Granted without requirement for camouflage	12/16/03

File Number	Brief Description	Hearing/Decision	Date
2003-0493	Use Permit to allow co-location of six panel antennae	Planning Commission/ Approved	9/22/03
2001-0322	Use Permit to allow the co-location of three panel wireless antennae	Planning Commission/ Approved	9/24/01
2001-0234	Use Permit to allow the co-location of three panel wireless antennae	Planning Commission/ Approved	6/25/01
2000-0589	Parcel Map- sub-division of one parcel into two parcels	Planning Commission/ Approved	1/08/01
2000-0588	Use Permit- Construction of a lodge on one lot and an industrial office building on the second lot with a 40% FAR	Planning Commission/ Approved	1/08/01
2000-0066	Use Permit to allow co-location of nine panel antennae	Planning Commission/ Approved	4/10/00
1998-0206	MPP- Addition to monopole	Staff/Approved	03/16/98
1995-0289	MPP- Addition of equipment on ground	Staff/Approved	10/06/95
1994-0039	Use Permit- Allow installation of Monopole for wireless tele-communication	Planning Commission/ Approved	09/26/94
1972-0274	Use Permit-Trailer Storage	Planning Commission/ Approved	02/28/72

Description of Proposed Project

This proposal is to allow co-location of twelve panel antennae on an existing telecommunications monopole at 375 North Pastoria Avenue. The monopole was originally installed in 1994. Following installation of the recently approved six panel antennae (reference project 2003-0493), the existing monopole will be

100 ft. in height. The applicant is proposing to locate the requested twelve antennae 62 ft. above ground level on the monopole. The antennae would be connected with cables to a new equipment cabinet, which would be located on the ground. The equipment would lie within an existing telecommunication compound. A six-foot chain link fence encloses this area. Equipment is shielded from view by wood slats attached to the fence.

Environmental Review

A Negative Declaration has been prepared in compliance with California Environmental Quality Act provisions and City Guidelines. An initial study has determined that the proposed project would not create any significant environmental impacts (see Attachment 3, Initial Study).

Use Permit

Use: The proposed use is for co-location of twelve panel antennae attached to an existing 100-foot monopole. This project results in a sixth co-location and a total of 39 panel antennae for the site.

Site Layout: The existing monopole is located at the mid-point of the western side of the property. The proposed equipment will be located within an equipment enclosure that is screened by a six-foot cyclone fence with slats.

Landscaping: Staff does not recommend any additional landscaping for the site. The monopole and equipment enclosure area is located close to the rear of the site. There are some existing trees and landscaping that partially conceal the affected area from Pastoria Avenue.

Parking/Circulation: No additional parking is proposed for this project. Access to the site is provided through the existing parking lot.

Compliance with Development Standards

The following sections of the Wireless Telecommunication Ordinances of the Sunnyvale Municipal Code apply to the proposed project:

19.54.140(a) – Wherever technically feasible, wireless telecommunication service providers are encouraged to co-locate telecommunication facilities in order to reduce adverse visual impacts; however; the city discourages the development of “antenna farms” or the clustering of multiple antennae on a single monopole, tower or other elevation, unless the site is determined to be suitable based on the following factors:

- (1) Compliance with all FCC RF emission standards;

This project meets all FCC RF emissions standards.

- (2) Visibility from residentially zoned property;

This project is not noticeably visible from residentially zoned properties.

- (3) Visibility from El Camino Real or the right of way of a freeway, expressway or other major arterial street;

This project is not visible from any freeway, Mathilda Avenue or Central Expressway.

- (4) Visibility from the Downtown Specific Plan area or other areas declared by the Director of Community Development to be visually sensitive; and

This project is not visible from the Downtown Specific Plan area or other areas identified in the Telecommunications code as being sensitive.

- (5) Lack of aesthetically preferable feasible alternatives.

The project makes use of an existing monopole. Using the existing monopole is the most aesthetically preferable option for this site. Staff believes the construction of a new monopole at this site or in the immediate vicinity is less desirable.

Expected Impact on the Surroundings

The sixth co-location of twelve antennae to the monopole would not significantly impact the overall appearance of the site. The surrounding area consists of industrial buildings and the site is not visible from residentially zoned properties. Condition of Approval #3 requires that the antennae be painted to match the existing monopole. At this time, staff does not recommend construction of an additional monopole.

Alternative Site Analysis

The applicant conducted analysis of alternative sites that would meet the coverage objectives of the wireless facility, but could find no acceptable locations. For a previous application to co-locate additional panel antennae at the subject site (reference project 2003-0493), staff requested that AT&T Wireless conduct an analysis of alternative sites. Six locations were reviewed

as a part of the analysis which considered the following variables: topographical constraints, population density, anticipated site traffic, and coverage objectives. It was determined that the current project site was the best candidate for co-location. Prior to filing an application for this project, the applicant conducted a similar analysis at three alternate locations (see Attachment 6) and concluded that the subject site is the best location for this use.

Findings, General Plan Goals and Conditions of Approval

Staff was able to make the required Findings based on the justifications for the Use Permit.

- Findings and General Plan Goals are located in Attachment 1.
- Conditions of Approval are located in Attachment 2.

Fiscal Impact

No fiscal impacts other than normal fees and taxes are expected.

Public Contact

Notice of Negative Declaration and Public Hearing	Staff Report	Agenda
<ul style="list-style-type: none">• Published in the <i>Sun</i> newspaper• Posted on the site• Mailed to the property owners and tenants within 300 ft. of the project site	<ul style="list-style-type: none">• Posted on the City of Sunnyvale's Website• Provided at the Reference Section of the City of Sunnyvale's Public Library	<ul style="list-style-type: none">• Posted on the City's official notice bulletin board• City of Sunnyvale's Website• Recorded for SunDial

Alternatives

1. Affirm the Negative Declaration and approve the proposed project subject to Conditions of Approval in accordance with staff's recommendation.
2. Affirm the Negative Declaration and approve the proposed project subject to modified Conditions of Approval.
3. Affirm the Negative Declaration and deny the project.
4. Do not affirm the Negative Declaration and direct staff as to where additional environmental review is required.

Recommendation

Alternative 1.

Prepared by:

Christine Cannizzo
Project Planner

Reviewed by:

Gerri Caruso
Principal Planner

Reviewed by:

Trudi Ryan
Planning Officer

Attachments:

1. Findings
2. Conditions of Approval
3. Negative Declaration
4. Site and Architectural Plans
5. Site Photos
6. Alternative Site Analysis

Findings - Use Permit

1. The proposed use attains the objectives and purposes of the General Plan of the City of Sunnyvale. The Wireless Telecommunications Policy promotes retention of local zoning authority when reviewing telecommunication facilities. The zoning code requires that the location of telecommunication facilities be designed with sensitivity to the surrounding areas. The proposed facility is compliant with all wireless telecommunication development standards:
 - The project meets all FCC RF emissions standards:
 - The project is not visible from residentially zoned properties.
 - The project is not visible from any major arterial streets, freeways or expressways.
 - The project is not visible from the Downtown Specific Plan area or other areas identified in the Telecommunications code as being sensitive.
 - The project makes use of an existing monopole in an industrial area. Additionally, the proposed ground equipment will be located within an existing screened enclosure.
2. The proposed use is desirable, and will not be materially detrimental to the public welfare or injurious to the property, improvements or uses within the immediate vicinity and within the Zoning District.

The proposed antennae meet the visual standards established by the city for telecommunication facilities because the proposed antennae make use of an existing monopole and the existing ground equipment enclosure. The equipment will be painted to match the existing monopole. Staff finds that the antennae will not cause an additional negative aesthetic impact to the surrounding industrial area. The proposal set forth by the applicant is the most preferred alternative.

Conditions of Approval - Use Permit

In addition to complying with all applicable City, County, State and Federal Statutes, Codes, Ordinances, Resolutions and Regulations, Permittee expressly accepts and agrees to comply with the following conditions of approval of this Permit:

1. Submit for Building Permits prior to construction/installation activity.
2. Any major modifications or expansion of the approved use shall be approved at a separate public hearing by the Director of Community Development. Minor modifications shall be subject to approval by the Director of Community Development.
3. The proposed antennae will be painted to match the existing monopole and antennae.
4. Every owner or operator of a wireless telecommunication facility shall renew the facility permit at least every five (5) years from the date of initial approval.
5. Each facility must comply with any and all applicable regulations and standards promulgated or imposed by any state or federal agency, including but not limited to, the Federal Communications Commission and Federal Aviation Administration.
6. Certification must be provided that the proposed facility will at all times comply with all applicable health requirements and standards pertaining to RF emissions.
7. The owner or operator of any facility shall obtain and maintain current at all times a business licenses issued by the city.
8. The owner or operator of any facility shall submit and maintain current at all times basic contact and site information on a form to be supplied by the city. Applicant shall notify city of any changes to the information submitted within thirty (30) days of any change, including change of the name or legal status of the owner or operator. This information shall include, but is not limited to the following:
 - (a) Identity, including name, address and telephone number, and legal status of the owner of the facility including official identification numbers an FCC certification, and if different from the owner, the identity and legal status of the person or entity responsible for operating the facility.

- (b) Name, address and telephone number of a local contact person for emergencies.
 - (c) Type of service provided.
9. All facilities and related equipment, including lighting, fences, shields, cabinets, and poles, shall be maintained in good repair, free from trash, debris, litter and graffiti and other forms of vandalism, and any damage from any cause shall be repaired as soon as reasonably possible so as to minimize occurrences of dangerous conditions or visual blight. Graffiti shall be removed from any facility or equipment as soon as practicable, and in no instance more than forty-eight (48) hours from the time of notification by the city.
 10. Each facility shall be opened in such a manner so as to minimize any possible disruption caused by noise. Backup generators shall only be operated during periods of power outages, and shall not be tested on weekends or holidays, or between the hours of 10:00 p.m. and 7:00 a.m. on weekend nights. At no time shall equipment noise from any source exceed an exterior noise level of 60 dB at the property line.
 11. Each owner or operator of a facility shall routinely and regularly inspect each site to ensure compliance with the standards set forth in the Telecommunications Ordinance.
 12. The wireless telecommunication facility provider shall defend, indemnify, and hold harmless the city of any of its boards, commissions, agents, officers, and employees from any claim, action or proceeding against the city, its boards, commission, agents, officers, or employees to attack, set aside, void, or annul, the approval of the project when such claim or action is brought within the time period provided for in applicable state and/or local statutes. The city shall promptly notify the provider(s) of any such claim, action or proceeding. The city shall have the option of coordination in the defense. Nothing contained in this stipulation shall prohibit the city from participating in a defense of any claim, action, or proceeding if the city bears its own attorney's fees and costs, and the city defends the action in good faith.
 13. Facility lessors shall be strictly liable for any and all sudden and accidental pollution and gradual pollution resulting from their use within the city. This liability shall include cleanup, intentional injury or damage to persons or property. Additionally, lessors shall be responsible for any sanctions, fines, or other monetary costs imposed as a result of the release of pollutants from their operations. Pollutants mean any solid, liquid, fumes, acids, alkalis, chemicals,

electromagnetic waves and waste. Waste includes materials to be recycled, reconditioned or reclaimed.

14. Wireless telecommunication facility operators shall be strictly liable for interference caused by their facilities with city communication systems. The operator shall be responsible for all labor and equipment costs for determining the source of the interference, all costs associated with eliminating the interference, (including but not limited to filtering, installing cavities, installing directional antennae, powering down systems, and engineering analysis), and all costs arising from third party claims against the city attributable to the interference.



PLANNING DIVISION
CITY OF SUNNYVALE
P.O. BOX 3707
SUNNYVALE, CALIFORNIA 94088-3707

File Number: 2003-0753
No. 03-29

NEGATIVE DECLARATION

This **Negative Declaration** has been prepared in compliance with the provisions of the California Environmental Quality Act of 1970, as amended, and Resolution #193-86.

PROJECT TITLE:

Application for a Use Permit filed by Nextel Communications.

PROJECT DESCRIPTION AND LOCATION (APN):

2003-0753 - Nextel Communications [Applicant] **Crown Castle International** [Owner] - Application for a Use Permit on a 2.9-acre site to allow a sixth co-location of twelve panel antennae on an existing monopole. The property is located on **375 North Pastoria Avenue** in an M-S (Industrial & Service) Zoning District. (APN: 165-30-019)

FINDINGS:

The Director of Community Development of the City of Sunnyvale, California, hereby determines that an environmental impact report is not required. There are sufficient environmental controls incorporated into the zoning regulations to ensure no significant detrimental effect.

The above determination is based upon the initial study conducted in this matter, information provided by the applicant in an "Application for Environmental Finding" that the use is in keeping with and not in conflict with the adopted General Plan, Zoning Ordinance and Subdivision Ordinance. No endangered species are known to depend on this site for habitat.

This Negative Declaration may be protested in writing by any person prior to **5:00 p.m. on Tuesday, January 20, 2004**. Such protest shall be filed in the Department of Community Development, 456 W. Olive Avenue, Sunnyvale and shall include a written statement specifying anticipated environmental effects which may be significant. A protest of a Negative Declaration will be considered by the adopting authority, whose action on the protest may be appealed.

Circulated On December 31, 2003

Signed: _____
Gerri Caruso, Principal Planner

Adopted On January 26, 2004

Verified: _____
Gerri Caruso, Principal Planner

City of Sunnyvale
Department of Community Development
Planning Division
P.O.Box 3707
Sunnyvale, CA 94088-3707

INITIAL STUDY
ENVIRONMENTAL CHECKLIST FORM
Appendix G, CEQA Guidelines

Project #: 2003-0753 UP
Project Address: 375 North Pastoria Avenue
Applicant: Nextel Communications

1. Project Title: Use Permit for 375 North Pastoria Avenue
2. Lead Agency Name and Address: City of Sunnyvale, Community Development Department,
Planning Division
3. Contact Person and Phone Number: Christine Cannizzo, Assistant Planner (408) 730-7707
4. Project Location: 375 North Pastoria Avenue, Sunnyvale CA 94089
5. Project Sponsor's Name and Address: Nextel Communications / Crown Castle, Int'l
1255 Treat Blvd. #800
Walnut Creek, CA 94596
6. General Plan Designation: Industrial
7. Zoning: M-S (Industrial & Service)
8. Description of the Project: (Describe the whole action involved, including but not limited to later phases of the project, and any secondary, support, or off-site features necessary for its implementation. (Attach additional sheets if necessary)

2003-0753 – The applicant proposes to co-locate twelve antennas to an existing monopole and install ancillary equipment to the site. The applicant will be required to obtain a building permit subsequent to planning approval of the project.
9. Surrounding Land Uses and Setting: (Briefly describe the project's surroundings) The site consists of an industrial office building used as the Elks Lodge. Surrounding uses are predominately industrial and office uses. The existing and surrounding zoning is M-S (Industrial & Service). The General Plan designation of the project site and surrounding area is also Industrial.
10. Other public agencies whose approval is required (e.g. permits, financing approval, or participation agreement). The project has submitted emissions study and has met FCC exposure requirements.
Building Safety Division

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Appendix G, CEQA Guidelines

City of Sunnyvale, Department of Community Development, Planning Division

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Project #: 2003-0753 UP

Project Address: 375 North Pastoria Avenue, Sunnyvale, California

Applicant: Nextel Communications

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED:

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

<input type="checkbox"/> Aesthetics	<input type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Public Services
<input type="checkbox"/> Agricultural Resources	<input type="checkbox"/> Hydrology/Water Quality	<input type="checkbox"/> Recreation
<input type="checkbox"/> Air Quality	<input type="checkbox"/> Land Use/Planning	<input type="checkbox"/> Transportation/Traffic
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Mineral Resources	<input type="checkbox"/> Utilities/Service Systems
<input type="checkbox"/> Cultural Resources	<input type="checkbox"/> Noise	<input type="checkbox"/> Mandatory Findings of Significance
<input type="checkbox"/> Geology/Soils	<input type="checkbox"/> Population/Housing	

DETERMINATION: (To be completed by the Lead Agency)

On the basis of this initial evaluation:

I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.



I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because revisions in the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐

I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

☐

I find that the proposed project MAY have a "potential significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect (1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and (2) has been addressed by mitigation measures based on the earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.

☐

I find that although the proposed project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the proposed project, nothing further is required.

☐

Signature

Date

Christine Cannizzo

Printed Name

City of Sunnyvale

For (Lead Agency)

Project #: 2003-0753 UP _____

Project Address: 375 North Pastoria Avenue, Sunnyvale, California _____

Applicant: Nextel Communications

EVALUATION OF ENVIRONMENTAL IMPACTS

- 1) A brief explanation is required for all answers except “No Impact” answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A “No Impact” answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g. the project falls outside a fault rupture zone). A “No Impact” answer should be explained where it is based on project-specific factors as well as general standards (e.g. the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).
- 2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.
- 3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less than significant with mitigation, or less than significant. “Potentially Significant Impact” is appropriate if there is substantial evidence that an effect may be significant. If there are one or more “Potentially Significant Impact” entries when the determination is made, an EIR is required.
- 4) “Negative Declaration: Potentially Significant Unless Mitigation Incorporated” applies where the incorporation of mitigation measures has reduced an effect from “Potentially Significant Impact” to a “Less Significant Impact.” The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from Section 17, “Earlier Analysis,” may be cross-referenced).
- 5) Earlier analysis may be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR or negative declaration. Section 15063 (c) (3) (d). In this case, a brief discussion should identify the following:
 - a. Earlier Analysis Used. Identify and state where they are available for review.
 - b. Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.
 - c. Mitigation Measures. For effects that are “Less than Significant with Mitigation Measures Incorporated,” describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project
- 6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g. general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated.
- 7) Supporting Information Sources: A source list should be attached, and other sources used or individuals contacted should be cited in the discussion.
- 8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project’s environmental effects in whatever format is selected.
- 9) The analysis of each issue should identify: (a) the significance criteria or threshold used to evaluate each question; and (b) the mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Appendix G, CEQA Guidelines

City of Sunnyvale, Department of Community Development, Planning Division

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Project #: 2003-0753 UP

Project Address: 375 North Pastoria Avenue, Sunnyvale, California

Applicant: Nextel Communications

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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Planning Division Checklist (4 of 8)

I. AESTHETICS. Would the project:

a. Have a substantial adverse effect on a scenic vista?	0	0	0	<input checked="" type="checkbox"/>	2, 94
b. Substantially damage scenic resources, including, but not limited to trees, rock outcroppings, and historic buildings within a state scenic highway?	0	0	0	<input checked="" type="checkbox"/>	2, 10, 56-61, 94
c. Substantially degrade the existing visual character or quality of the site and its surroundings?	0	0	0	<input checked="" type="checkbox"/>	4, 94, 101, 102
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	0	0	0	<input checked="" type="checkbox"/>	4, 94, 101, 102

II. AIR QUALITY: Where available, the significance criteria established by the applicable air quality management or air pollution control district may be relied upon to make the following determinations. Would the project:

a. Conflict with or obstruct implementation of the applicable air quality plan?	0	0	0	<input checked="" type="checkbox"/>	97
b. Violate any air quality standard or contribute substantially to an existing or projected air quality violation.	0	0	0	<input checked="" type="checkbox"/>	96
c. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?	0	0	0	<input checked="" type="checkbox"/>	96
d. Expose sensitive receptors to substantial pollutant concentrations?	0	0	0	<input checked="" type="checkbox"/>	97
e. Create objectionable odors affecting a substantial number of people?	0	0	0	<input checked="" type="checkbox"/>	100

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

Appendix G, CEQA Guidelines

City of Sunnyvale, Department of Community Development, Planning Division

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Project #: 2003-0753 UP

Project Address: 375 North Pastoria Avenue, Sunnyvale, California

Applicant: Nextel Communications

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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Planning Division Checklist (5 of 8)

III. BIOLOGICAL RESOURCES:

- | | | | | | |
|---|---|---|---|-------------------------------------|------------|
| a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Game or U. S. Fish and Wildlife Service? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 94 |
| b. Have a substantially adverse impact on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations, or by the California Department of Fish and Game or U.S Wildlife Service? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 94, 109 |
| c. Have a substantial adverse effect on federally protected wetlands as defined by Section 404 of the Clean Water Act (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 94 |
| d. Interfere substantially with the movement of any resident or migratory fish or wildlife species or with established native resident migratory wildlife corridors, or impede the use of native wildlife nursery sites? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 94, 109 |
| e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 41 |
| f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Conservation Community Plan, other approved local, regional, or state habitat conservation plan? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 94 |

IV. CULTURAL RESOURCES. Would the project:

- | | | | | | |
|---|---|---|---|-------------------------------------|------------------|
| a. Cause a substantial adverse change in the significance of a historical resource as defined in Section 15064.5? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 59-61, 94 |
| b. Cause a substantial adverse change in the significance of an archaeological resources pursuant to Section 15064.5? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 10, 59-61, 94 |

INITIAL STUDY ENVIRONMENTAL CHECKLIST FORM

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Project #: 2003-0753 UP

Project Address: 375 North Pastoria Avenue, Sunnyvale, California

Applicant: Nextel Communications

Issues and Supporting Information	Potentially Significant Impact	Less than Significant With Mitigation Incorporated	Less Than Significant Impact	No Impact	Source
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Planning Division Checklist (6 of 8)

c.	Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	0	0	0	<input checked="" type="checkbox"/>	2, 10, 59-61, 94
d.	Disturb any human remains, including those interred outside of formal cemeteries?	0	0	0	<input checked="" type="checkbox"/>	2, 94
V. LAND USE AND PLANNING. Would the project:						
a.	Physically divide an established community?	0	0	0	<input checked="" type="checkbox"/>	2, 94
b.	Conflict with an applicable land use plan, policy or regulation of an agency with jurisdiction over the project (including, but not limited to the general plan, specific plan, local coastal program, or zoning ordinance) adopted for the purpose of avoiding or mitigating an environmental effect?	0	0	0	<input checked="" type="checkbox"/>	12, 26
c.	Conflict with any applicable habitat conservation plan or natural communities conservation plan?	0	0	0	<input checked="" type="checkbox"/>	2, 94
VI. MINERAL RESOURCES. Would the project:						
a.	Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	0	0	0	<input checked="" type="checkbox"/>	2, 94
b.	Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	0	0	0	<input checked="" type="checkbox"/>	2, 94
VII. NOISE. Would the project result in:						
a.	Exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	0	0	0	<input checked="" type="checkbox"/>	2, 16, 26, 94
b.	Exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels?	0	0	0	<input checked="" type="checkbox"/>	2, 16, 26, 94
c.	A substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project?	0	0	0	<input checked="" type="checkbox"/>	2, 16, 26, 94,

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Applicant: Nextel Communications

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Planning Division Checklist (7 of 8)

- | | | | | | | |
|----|---|---|---|---|-------------------------------------|---------------|
| d. | A substantially temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 16, 26, 94 |
| e. | For a project located within an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 16, 26, 94 |
| f. | For a project within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 94 |

VIII. POPULATION AND HOUSING. Would the project:

- | | | | | | | |
|----|--|---|---|-------------------------------------|-------------------------------------|-----------|
| a. | Induce substantial population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)? | 0 | 0 | <input checked="" type="checkbox"/> | 0 | 2, 11, 12 |
| b. | Displace substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 94 |
| c. | Displace substantial numbers of people, necessitating the construction of replacement housing elsewhere? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 94 |

IX. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | | | |
|----|--------------------------|---|---|---|-------------------------------------|-------|
| a. | Schools? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 94 |
| b. | Other public facilities? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 94 |

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Planning Division Checklist (8 of 8)

X. MANDATORY FINDINGS OF SIGNIFICANCE

- | | | | | | | |
|----|--|---|---|---|-------------------------------------|---|
| a. | Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 3,
12, 80,
94, 96,
97,
109,
110 |
| b. | Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of the past projects, the effects of other current projects, and the effects of probable future projects)? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 3,
12, 80,
83, 94,
96, 97,
110 |
| c. | Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 94,
111 |

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Building & Safety Division Checklist (1 of 1)

XI. GEOLOGY AND SOILS. Would the project:

- a) Expose people or structures to potential substantial adverse effects, including the risk of loss, injury or death involving:
- | | | | | | | |
|-------|---|---|---|---|-------------------------------------|------------------------------------|
| (i) | Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42. | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 2, 19, 94, 103, 104, 107, UPC, UMC |
| (ii) | Strong seismic ground shaking? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | " |
| (iii) | Seismic-related ground failure, including liquefaction? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | " |
| (iv) | Landslides? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | " |
- b) Result in substantial soil erosion or the loss of topsoil? 0 0 0 ☒ "
- c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction or collapse? 0 0 0 ☒ "
- d) Be located on expansive soil, as defined in Table 18-a-B of the Uniform Building Code (1994), creating substantial risks to life or property? 0 0 0 ☒ "
- e) Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water? 0 0 0 ☒ "

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Public Works Department Checklist (1 of 1)

XII. UTILITIES AND SERVICE SYSTEMS. Would the project:

a) Exceed wastewater treatment requirements of the applicable Regional Water Quality Control Board?	0	0	0	<input checked="" type="checkbox"/>	25, 111
b) Require or result in construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	0	0	0	<input checked="" type="checkbox"/>	20, 25, 89, 111
c) Require or result in the construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?	0	0	0	<input checked="" type="checkbox"/>	24, 87, 111
d) Have sufficient water supplies available to serve the project from existing entitlements and resources, or are new or expanded entitlements needed?	0	0	0	<input checked="" type="checkbox"/>	25, 89, 111
e) Result in a determination by the wastewater treatment provider which services or may serve the project determined that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	0	0	0	<input checked="" type="checkbox"/>	20, 88, 111
f) Be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs?	0	0	0	<input checked="" type="checkbox"/>	22, 90, 111
g) Comply with federal, state, and local statutes and regulations related to solid waste?	0	0	0	<input checked="" type="checkbox"/>	22, 90, 111,

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Traffic Division Public Works Department Checklist (1 of 1)

XIII. TRANSPORTATION/TRAFFIC. Would the project:

a) Cause an increase in the traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., result in a substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	0	0	0	<input checked="" type="checkbox"/>	75
b) Exceed, either individually or cumulatively, a level of service standard established by the county congestion management agency for designated roads or highways?	0	0	0	<input checked="" type="checkbox"/>	80
c) Result in a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks?	0	0	0	<input checked="" type="checkbox"/>	75-71
d) Substantially increase hazards to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g. farm equipment)?	0	0	0	<input checked="" type="checkbox"/>	74
e) Result in inadequate emergency access?	0	0	0	<input checked="" type="checkbox"/>	8-13
f) Result in inadequate parking capacity?	0	0	0	<input checked="" type="checkbox"/>	37
g) Conflict with adopted policies or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?	0	0	0	<input checked="" type="checkbox"/>	85-12

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Fire Division Public Safety Department Checklist (1 of 2)

XIV. HAZARDS AND HAZARDOUS MATERIALS. Would the project?

a) Create a significant hazard to the public or the environment through the routine transport, use or disposal of hazardous materials?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the likely release of hazardous materials into the environment?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an exiting or proposed school?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result would it create a significant hazard to the public or the environment?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
f) For a project within the vicinity of a private airstrip, would the project result in a safety hazard for people residing or working in the project area?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
g) Impair implementation of, or physically interfere with an adopted emergency response plan or emergency evacuation plan?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111
h) Expose people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?	0	0	0	<input checked="" type="checkbox"/>	26, 65, 103, 104, 111

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Fire Division Public Safety Department Checklist (2 of 2)

XV. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | | |
|---------------------|---|---|---|-------------------------------------|-------------------------------|
| a) Fire protection? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 8, 65,
103,
104,
111 |
|---------------------|---|---|---|-------------------------------------|-------------------------------|

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Crime Division Public Safety Department Checklist (1 of 1)

XVI. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

a) Police protection?	0	0	0	<input checked="" type="checkbox"/>	13, 111
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Parks & Recreation Department Checklist (1 of 1)

XVII. RECREATION

- | | | | | | | |
|----|--|---|---|---|-------------------------------------|-------------|
| a) | Would the project increase the use of existing neighborhood or regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 17, 18, 111 |
| b) | Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 17, 18, 111 |

XVIII. PUBLIC SERVICES. Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered government facilities, need for new or physically altered government facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

- | | | | | | | |
|----|--------|---|---|---|-------------------------------------|-------------|
| a) | Parks? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 17, 18, 111 |
|----|--------|---|---|---|-------------------------------------|-------------|

Source: Open Space and Recreation Sub-elements

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Street Trees & Landscape Division Parks & Recreation Department Checklist (1 of 1)

XIX. AGRICULTURE RESOURCES: In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. Would the project?

- | | | | | | | |
|----|---|---|---|---|-------------------------------------|-------------|
| a) | Convert Prime Farmland, Unique Farmland or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency to non-agricultural use? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 91, 94, 111 |
| b) | Conflict with existing zoning for agricultural use, or a Williamson Act contract? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 91 |
| c) | Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? | 0 | 0 | 0 | <input checked="" type="checkbox"/> | 91 |

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Environmental Division Public Works Department Checklist (1 of 1)

HYDROLOGY AND WATER QUALITY. Would the project:

a) Violate any water quality standards or waste discharge requirements?	0	0	0	<input checked="" type="checkbox"/>	25, 111, 112
b) Substantially degrade groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level (e.g., the production rate of pre-existing nearby wells would drop to a level which would not support existing land uses or planned uses for which permits have been granted)?	0	0	0	<input checked="" type="checkbox"/>	111, 112
c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, in a manner which would result in substantial erosion or siltation on- or off-site?	0	0	0	<input checked="" type="checkbox"/>	24, 25, 87, 111, 112
d) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river, or substantially increase the rate or surface runoff in a manner which would result in flooding on- or off site?	0	0	0	<input checked="" type="checkbox"/>	24, 25, 87, 111, 112
e) Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff?	0	0	0	<input checked="" type="checkbox"/>	2, 24, 25, 87, 111, 112
f) Otherwise substantially degrade water quality?	0	0	0	<input checked="" type="checkbox"/>	24, 25, 87, 112
g) Place housing within a 100-year floodplain, as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map?	0	0	0	<input checked="" type="checkbox"/>	2, 56
h) Place within a 100-year flood hazard area structures which would impede or redirect flood flows?	0	0	0	<input checked="" type="checkbox"/>	2, 56, 111, 112
i) Expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam?	0	0	0	<input checked="" type="checkbox"/>	2, 56, 111, 112
j) Inundation by seiche, tsunami, or mudflow?	0	0	0	<input checked="" type="checkbox"/>	2, 111

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Completed By: Christine Cannizzo, Assistant Planner Date: December 22, 2003